DELEGATED FILE NOTE

CASE OFFICER: ...Jo Cousins.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01273/FPH	Single storey side extension	1 Green Lane Letchworth Garden City Hertfordshire SG6 1ED

Submitted Plan Nos

LH/17/1 LH/17/12/L1 LH/17/12/L2F

1.0 Policies

LP28	House Extensions

LP57	Residential Guidelines and Standards
LP58	Letchworth Garden City Design Principles
SECT7	Requiring Good Design
XD1	Sustainable Design
XD2	Hse Extns,Replacement Dwells,Outbuilding
XD3	Protecting Living Conditions

2.0 **Site History**

2.1 Lawful Development certificate granted for a single storey rear extension – 10/02343/1PUD.

2.2 Dormer window granted under reference 08/01926/1HH.

3.0 Representations

3.1 None received.

4.0 Planning Considerations

4.1 **Site & Surroundings**

4.1.1 The application site comprises a detached bungalow located on the western side of the road mid way between the junctions with Norton Road to the north and North Avenue to the south. The property currently benefits from a plot approx..18m wide by 30m deep and additional off-street parking for three vehicles. The area is characterised by a mix of dwellings styles with two storey white render dwellings to the south and the splayed terrace of residential and Post Office building to the corner of Norton road to the north.

4.2 **Proposal**

4.2.1 The application proposes a single storey side extension – 6.6m wide by a maximum of 7.5 m deep to the south side of the property and set 2.15m off the

boundary with 3 Green Lane. The addition would be set back by 6.2m from the front wall (5.1m from the front wall to bedroom 3) to give a visual break and the ridge height would be slightly lower than that of the parent building. A hipped roof would be used to match the parent building. The extension would a kitchen/iving space and the existing Kitchen wold become circulation space accessed via a new doorway. The windows would orientate to the front and rear and roof lights are included on the side and rear slopes to light the space below (no first floor included).

The development would be completed using materials to match the parent building.

4.3 **Key Issues**

4.3.1 The key considerations in this case, are whether the addition would be in character with the area and whether there would be any adverse impact upon the adjacent residential properties.

4.3.2 Design and appearance

Policy 28 of the Local Plan (DLP) suggests that house extensions are generally acceptable providing they are *"...sympathetic to the existing house in height, form, proportions, window details and materials..."* and *"...pitched roofs are used where appropriate..."*

There scheme in my view is acceptable in proportions and would be of a size and design well related to the character of the host dwelling. Overall the addition would not constitute a disproportionate addition given the area to the side currently hosts outbuildings.. It is my view that the proposed extension would be compliant with the relevant local and national planning policies.

4.3.3 Residential amenity

The proposed extension to the dwelling would be at single storey level only and would maintain some spacing between it and the neighbouring two storey dwelling. The extension would not affect any neighbouring property due to the scale, form and location away from the boundaries. There would be no loss of privacy or daylight/sunlight due to the single storey nature of the proposals. As a positive the roof form would assist in screening views from the existing side dormer window towards the rear of the site and to the rear of the neighbours property.

4.3.4 Visual Amenity

The form of development would be acceptable in this part of the street scene where the uniformity of the dwelling types is not rigid. The addition would be single storey only and set back from the highway which has good landscaping and helps to screen views into the site . In any event I do not consider that the addition would be visually dominant in this part of Green Lane due to the set back behind the front face of the parent building. which would reduce any visual impact here. Overall I am satisfied that the proposals would not be harmful to the visual amenities of the area

4.4 **Conclusion**

4.4.1 In the absence of any material or sustainable objections on planning grounds I have framed a favourable recommendation accordingly.

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

   Reason:To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 July 2018	